

AFTER RECORDING MAIL TO:
Hansell Mitzel, LLC
1111 Cleveland Avenue Suite 201
Burlington, WA 98233



200505090193

Skagit County Auditor

5/9/2005 Page 1 of 3 4:07PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83008

Statutory Warranty Deed

Grantor(s): Roy R. Lee
Grantee(s): Hansell Mitzel Homes, LLC

FIRST AMERICAN TITLE CO.

B 83008-3

Section 30, Township 34, Range 4; Pm. SE 1/4

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340430-0-011-0015, P28788, ~~340430-0-011-0106, P28789~~

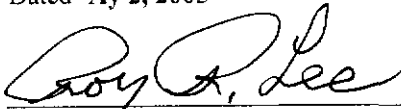
THE GRANTOR Roy R. Lee, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hansell Mitzel Homes, LLC the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

~~TOGETHER with a 1970 Lamplighter Mobile Home VIN 11897~~

Subject to covenants, conditions, restrictions and easements per Exhibit "B"

Dated Ay 2, 2005



Roy R. Lee

2274
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

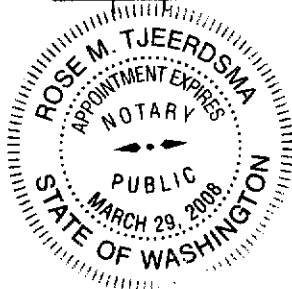
MAY 09 2005

Amount Paid \$ 10235.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Roy R. Lee, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/9/05



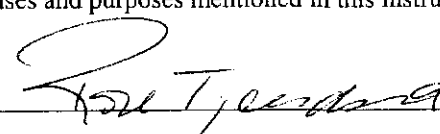

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 3/29/08

Exhibit "A"

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the center line produced South of Cleveland Avenue, as established in the City of Mount Vernon, and the center line of said Section 30, (said intersection being South 88 degrees 34' West 868.2 feet from the East quarter corner of said Section 30); thence South 0 degrees 08' West along the produced center line of Cleveland Avenue, a distance of 240 feet to the true point of beginning; thence continue South 0 degrees 08' West along the produced center line of Cleveland Avenue 830 feet; thence North 89 degrees 23' East 226.1 feet, more or less, to the East line of the West $\frac{1}{2}$ of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 0 degrees 36' West along the East line of the West $\frac{1}{2}$ of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to a point which is North 88 degrees 34' East of the true point of beginning; thence South 88 degrees 34' West to the true point of beginning; except any portion thereof lying South of the North line of that certain tract conveyed to George E. Springer, by instrument dated March 3, 1920 and recorded March 8, 1920, under Auditor's File No. 139995.



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~~Schedule "B-1"~~

Exhibit B

Exceptions:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: E. B. Chenoweth and Florence M. Chenoweth, husband and wife
And: Victor Bidwell and Marie Bidwell, husband and wife
Dated: March 31, 1953
Auditor's No.: 486905
Regarding: If Cleveland Avenue extended, both parties agree regarding dedication of portion of property(ies)

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 26, 1998
Auditor's No.: 9802260028
Affects: Portion of subject property

Said matters include but are not limited to the following:

1. Fenceline locations.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Verizon Northwest, Inc., a Washington corporation
Dated: November 14, 2003
Recorded: December 15, 2003
Auditor's No.: 200312150112
Purpose: Right, privilege and authority to install, inspect, and maintain all of the facilities necessary to provide communication service, power service and related services
Area Affected: South 20 feet of the West 30 feet

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Verizon Northwest, Inc., a Washington corporation
Dated: March 31, 2004
Recorded: April 27, 2004
Auditor's No.: 200404270005
Purpose: Right, privilege and authority to install, inspect, and maintain all of the facilities necessary to provide communication service, power service and related services
Area Affected: South 20 feet of the East 30 feet of the West 60 feet



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